

**Schedule 2**

**Overstated Claims**

[illegible]

JOANN Inc. Case No. 25-10068  
Seventeenth (Substantive) Claims Omnibus Objection  
Schedule 2 - Overstated Claims

#	Name	Claim Number	Debtor	Date Filed	Asserted Claim Amount		Modified Claim Amount		Basis for Objection
					Claim Nature	Claim Amount	Claim Nature	Claim Amount	
12	Concord Retail Partners, L.P.	17165	Jo-Ann Stores, LLC	5/20/2025	Secured \$0.00 Admin \$2,517.97 503(b)(9) \$0.00 Priority \$0.00 GUC \$166,134.16 Total \$168,652.13		Secured \$0.00 Admin \$2,371.86 503(b)(9) \$0.00 Priority \$0.00 GUC \$166,134.16 Total \$168,506.02		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
13	DeLano Fashion Center Operating Company LLC.	18627	Jo-Ann Stores, LLC	6/6/2025	Secured \$0.00 Admin \$1,779.06 503(b)(9) \$0.00 Priority \$0.00 GUC \$1,084,847.43 Total \$1,086,626.49		Secured \$0.00 Admin \$343.38 503(b)(9) \$0.00 Priority \$0.00 GUC \$1,084,847.43 Total \$1,085,190.81		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status. NOTE: As of the filing of this Objection, the general unsecured (GUC) portion of this claim is subject to a pending objection filed by the GUC Trust. See Docket No. 1836.
14	FOF-1073 LLC	19061	Jo-Ann Stores, LLC	6/30/2025	Secured \$0.00 Admin \$27,671.09 503(b)(9) \$0.00 Priority \$0.00 GUC \$0.00 Total \$27,671.09		Secured \$0.00 Admin \$25,646.36 503(b)(9) \$0.00 Priority \$0.00 GUC \$0.00 Total \$25,646.36		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
16	Holobeam, Inc.	19000	Jo-Ann Stores, LLC	6/26/2025	Secured \$0.00 Admin \$39,821.43 503(b)(9) \$0.00 Priority \$0.00 GUC \$1,215.53 Total \$41,036.96		Secured \$0.00 Admin \$27,111.10 503(b)(9) \$0.00 Priority \$0.00 GUC \$1,215.53 Total \$28,326.63		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
18	La Habra Westdige Partners, L.P.	10393	Jo-Ann Stores, LLC	4/1/2025	Secured \$0.00 Admin \$56,661.36 503(b)(9) \$0.00 Priority \$0.00 GUC \$46,776.10 Total \$103,437.46		Secured \$0.00 Admin \$29,646.61 503(b)(9) \$0.00 Priority \$0.00 GUC \$46,776.10 Total \$76,422.71		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
19	MANN ENTERPRISES, INC.	19091	Jo-Ann Stores, LLC	6/19/2025	Secured \$0.00 Admin \$43,199.53 503(b)(9) \$0.00 Priority \$0.00 GUC \$829,219.96 Total \$872,419.29		Secured \$0.00 Admin \$35,800.58 503(b)(9) \$0.00 Priority \$0.00 GUC \$829,219.96 Total \$865,020.54		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
20	McGrath-RHD Partners, L.P.	18885	JOANN Inc.	6/23/2025	Secured \$0.00 Admin \$37,802.80 503(b)(9) \$0.00 Priority \$0.00 GUC \$265,153.10 Total \$302,955.70		Secured \$0.00 Admin \$18,312.39 503(b)(9) \$0.00 Priority \$0.00 GUC \$265,153.10 Total \$283,465.49		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.

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					Claim Nature	Claim Amount	Claim Nature	Claim Amount	
21	Milan Real Estate Investments, LLC	19045	Jo-Ann Stores, LLC	6/27/2025	Secured Admin \$36,842.50 503(b)(9) \$0.00 Priority \$0.00 GUC \$264,133.44 Total \$300,975.94		Secured Admin \$18,232.71 503(b)(9) \$0.00 Priority \$0.00 GUC \$264,133.44 Total \$282,366.15		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
24	Realty Income Corporation	19669	Jo-Ann Stores, LLC	7/23/2025	Secured \$0.00 Admin \$22,386.07 503(b)(9) \$0.00 Priority \$0.00 GUC \$428,497.68 Total \$450,853.75		Secured \$0.00 Admin \$4,056.14 503(b)(9) \$0.00 Priority \$0.00 GUC \$428,497.68 Total \$432,552.82		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
25	Rochester Crossing, LLC	11708	Jo-Ann Stores, LLC	4/4/2025	Secured \$0.00 Admin \$9,783.82 503(b)(9) \$0.00 Priority \$0.00 GUC \$230,919.35 Total \$240,703.17		Secured \$0.00 Admin \$8,529.54 503(b)(9) \$0.00 Priority \$0.00 GUC \$230,919.35 Total \$239,448.89		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
26	Rouse Companies, LLC	11759	Jo-Ann Stores, LLC	4/4/2025	Secured \$0.00 Admin \$16,898.64 503(b)(9) \$0.00 Priority \$0.00 GUC \$0.00 Total \$16,898.64		Secured \$0.00 Admin \$12,674.00 503(b)(9) \$0.00 Priority \$0.00 GUC \$0.00 Total \$12,674.00		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.
28	Sprint Master Funding IV, LLC	19544	Jo-Ann Stores, LLC	7/22/2025	Secured \$0.00 Admin \$39,878.13 503(b)(9) \$0.00 Priority \$0.00 GUC \$833,721.29 Total \$873,599.42		Secured \$0.00 Admin \$6,934.18 503(b)(9) \$0.00 Priority \$0.00 GUC \$833,721.29 Total \$840,655.47		The claim includes amounts not properly chargeable to the applicable Debtor under the relevant lease or related documents and/or includes obligations that were previously satisfied. The modified administrative claim amounts reflect the amount that, based on the Debtors' books and records, and the Plan Administrator's review of the relevant lease and other documents, were properly chargeable to the Debtor, remain outstanding, and are entitled to administrative expense status.